



37 Harvey Kent Gardens
Bardney, Lincoln. LN3 5XH

BELL



37 Harvey Kent Gardens Bardney

This is a very well presented and maintained two-bedroom semi-detached bungalow, which has undergone significant improvements; standing within very pleasant grounds with more than ample parking for family and visitors, as well as a good-sized detached garage.

This former local authority home, is located in the large village of Bardney which offers a very good range of local amenities, including a well-respected primary school, post office/village store, medical centre, pharmacy, Co-op supermarket, public houses and more.

ACCOMMODATION

Front Lobby having a uPVC main entrance door and obscure double glaze panel door through to:

Entrance Hall with built in cloaks cupboard space, access to roof space and modern style electric radiator.

Lounge Diner with an easterly outlook over the front garden and driveway; wood-burning stove inset to chimney breast with a feature oak mantelpiece and a tiled hearth, wood style laminate flooring and a modern electric radiator. French doors providing access through to:

Small Conservatory having pleasant southerly and westerly aspects; obscure glazed panelled door through to kitchen and uPVC glazed panelled door providing access to the rear grounds.

Good Sized Kitchen having a very pleasant westerly outlook over the sheltered rear garden; a good range of attractive fitted kitchen units comprising; single drainer sink unit with cupboard space below and a small area of fitted work surface to one side with room beneath for an appropriate laundry white good. The work surface extends around the adjoining wall, with drawer and cupboard space, Zanussi brushed steel featured oven beneath with Zanussi induction ceramic hob to surface and brushed steel



and glass cooker hood above; a range of wall cupboard units set on either side. To one corner there is space for an American style fridge/freezer, built-in storage cupboard to one side, ceiling spotlight fittings and an extractor vent.

Bedroom 1 of excellent proportions and having a comprehensive range of fitted and built in bedroom furniture comprising of wardrobe and drawer space, bedside cabinets and shelving; a modern electric radiator.

Bedroom 2 with an easterly view out over the front garden and the driveway; and a modern electric radiator.

OUTSIDE

The property is approached from the roadside across a block paved driveway which also provides access to an additional large gravel parking area at the front of the property. The front garden has been very pleasantly laid to lawn with accompanying flower beds/ borders containing topiary box, iris, holly, heather, geranium, conifers and more.

The block paved driveway also extends down the southern elevation of the bungalow to the rear to access a very good-sized **Detached Garage** with up and over door and service door to rear.

The rear garden has been landscaped with low maintenance in mind having extensive paved/concrete patio areas with accompanying areas of artificial turf, ideal for displays of flower pots/tubs. The garden is surprisingly private and well enclosed by panel fencing with shelter to the west by neighbouring laurel hedging. There are exterior light fittings and an outside water tap.

THE AREA

Bardney is conveniently located for routes out to the market town of Horncastle with its outstanding grammar school, a number of RAF bases in the region, the historic City of Lincoln with its universities and excellent range of shopping and social facilities; Sleaford, Grantham, the A1 and Newark with its high-speed rail link to London Kings Cross.





West Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING; E Electric radiators

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office

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